

# NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.  
1195 THIRD STREET, SUITE 210, NAPA, CA 94559  
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Napa County Clerk  
900 Coombs St.  
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Trevor Hawkes, Planner III                      PHONE: 707-253-4388

STATE CLEARING HOUSE NUMBER: N/A

PROJECT TITLE: Staglin Family Vineyard Use Permit Major Modification

PROJECT LOCATION: The project is located on an approximately 63 acre site, north of Bella Oaks Lane and south of Manley Lane, approximately 0.9 miles west of State Route 29 (SR-29); 1570 Bella Oaks Lane, Rutherford, CA 94574; APN: 027-250-063, -064 and -065.

PROJECT LOCATION - CITY (NEAREST): St. Helena                      PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit Major Modification to an existing 36,000 gallon per year winery to allow the following: (1) Modification to increase by appointment Daily Tours and Tastings Program to 44 persons per day, Monday through Sunday, 210 persons maximum per week May 1 through November 30 and 154 persons maximum per week December 1 through April 30; (2) Modification of the locations of the Daily Tours and Tastings Program to take place in the Steckter House and the existing wine caves; (3) On-premises consumption of wines produced on-site located in the outdoor areas immediately south and west of the Steckter House; (4) Modification of the existing Marketing Program to 31 events per year, 20 events with 12 persons maximum, 5 events with 32 persons maximum, 4 events with 50 persons maximum, 1 event with 100 persons maximum, and 1 event with 250 persons maximum; (5) Increase on-site employees from 8 full-time employees and 0 part-time employees to 11 full-time employees and 5 part-time employees; (6) Replacement of condition of Approval #3 from the original approved Use Permit (#98072-UP) with required direct notice to neighbors of pending marketing events; (7) Width expansion for sections of the existing internal access driveway to 20' with a 22' horizontal clearance; and (8) Modify internal circulation so that a portion of the access driveway loop becomes a one-way road.

COUNTY PERMIT (S): P18-00253-MOD

APPLICANT NAME: Staglin Family Vineyard  
ADDRESS: 1570 Bella Oaks Lane, Rutherford, CA 94559  
REPRESENTATIVE: Rob Anglin  
ADDRESS: 1455 First Street, Suite 217, Napa, CA 94559                      PHONE: 707-927-4274

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on March 3, 2021, and made the following determinations:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public at:  
Napa County Planning, Building, & Environmental Services Planning Department  
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE: Trevor Hawkes                      DATE: March 9, 2021    TITLE: Planner III

Name: Trevor Hawkes